



Knowle Court, Littleport, CB6 1JR

CHEFFINS

Knowle Court

Littleport,
CB6 1JR

- Link Detached Bungalow
- 3 Spacious Bedrooms
- Lounge / Dining Room
- Wrap Around Garden
- Garage & Driveway
- Cul De Sac Location
- No Upward Chain
- Freehold / Council Tax Band D / EPC Rating D

A three-bedroom, link-detached bungalow situated in a sought-after and peaceful cul-de-sac is available for purchase with no onward chain.

This property is situated in Littleport, an area boasting a comprehensive selection of shops, schools, healthcare, and everyday amenities. The home includes an entrance porch, a hallway, a lounge/dining room enhanced by a large window that bathes the space in natural light, a kitchen, three spacious double bedrooms, and a bathroom.

With both front and back gardens, this home presents a fantastic opportunity for gardening enthusiasts to personalise the outdoor space. Additionally, it features a driveway for off-street parking and a garage.



Guide Price £265,000





LOCATION

Littleport has a good range of shopping, schooling, health and day to day amenities and facilities with a further more comprehensive range of facilities available at Ely (approximately 6 miles to the South) including the recently opened Ely Leisure Village incorporating sports centre, swimming pool, multi-screen cinema and restaurants. Littleport offers a mainline rail station to London via Cambridge (20 miles) which is supported by a major road network providing access to surrounding provincial centres

ENTRANCE PORCH

With double glazed windows and door leading through to:

ENTRANCE HALL

With access to loft, cupboard housing hot water cylinder, radiator.

LIVING ROOM / DINING ROOM

With large double glazed window to the front aspect, 2 radiators, room for dining table and chairs.

KITCHEN

With double glazed window to front aspect, fitted with eye and base level storage units, drawers and ample worktop space, inset 1 1/4 stainless steel sink unit and drainer, room for cooker, space for tumble drier, plumbing for dishwasher.

BATHROOM

With obscured double glazed window to side aspect, suite comprising panel bath with shower overhead, low level WC, wash hand basin, radiator.

BEDROOM 1

A double bedroom with double glazed window to rear aspect, fitted wardrobes and bedside cupboards, radiator.

BEDROOM 2

A double bedroom with double glazed window to rear aspect, radiator.

BEDROOM 3

A double bedroom with double glazed window to side aspect, radiator.

OUTSIDE

To the rear of the property there is an enclosed wrap-around garden with lawn, paved areas and borders. To the front of the property there is a predominantly lawned garden and driveway which leads to a single garage with up and over style door. The garage houses the gas boiler.

AGENT NOTES

Tenure - freehold

Council Tax Band - d

Property Type - link detached bungalow

Property Construction - brick under a tiled roof

Number & Types of Room - Please refer to the floorplan

Square Footage - 1136 according to the floorplan and including the garage

Parking - garage and driveway

Utilities / Services

Electric Supply - mains

Gas Supply - mains

Water Supply - mains

Sewerage - mains

Heating sources - gas boiler to radiators

Broadband Connected - yes

Broadband Type - standard, superfast and

ultrafast are available to the property according to Ofcom.org

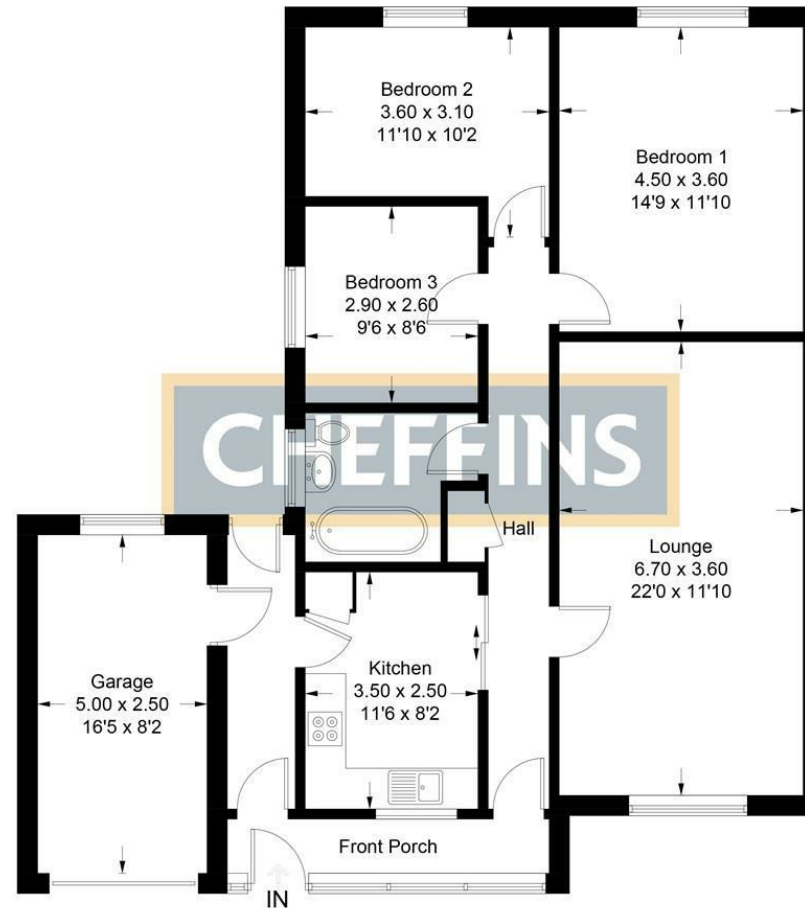
Mobile Signal/Coverage - both "voice" and "data" are good for 4 out of the 4 main providers checked according to Ofcom.org

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.



Approximate Gross Internal Area = 105.5 sq m / 1136 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code Measuring Practice and should be used such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by IT Home Inspectors and no guarantee as to their operating ability or their efficiency can be given. (ID1058693)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		67	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Guide Price £265,000

Tenure - Freehold

Council Tax Band - D

Local Authority - East Cambs District Council

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.